



Pygott
& Crone

8 Hill Side
Nottingham, Nottinghamshire, NG7 2HP

Offers Over
£450,000

4 Bedroom Detached House

- Freehold
- 1927 4 Bed, Traditional Detached Family Home
- Large plot
- Spacious accommodation
- A fantastic opportunity for a growing family
- 2 Reception Rooms
- Breakfast Kitchen, Downstairs WC
- Garage & Parking for Several Vehicles
- Ideal for QMC & Nottm Uni
- EPC Rating - E, Council Tax Band - E

[Click here to access the Energy Performance Certificate for 8 Hill Side, Nottingham, Nottinghamshire, NG7 2HP](#)



Overview

An attractive and spacious four bedroom traditional detached family home built 1927 on a good sized plot with ample parking, garage and gardens to the front and rear,

The spacious accommodation in brief comprises entrance porch, hall, sitting room with feature fireplace, an extended living/dining room again with feature fireplace, breakfast kitchen with Aga and pantry and useful WC to the ground floor. The first floor offers a spacious landing, four bedrooms, two having fitted wardrobes and a family bathroom.



Outside, there is a landscaped, well stocked front garden, a driveway with space for several cars and a brick garage. To the rear, there is a private and enclosed, primarily lawned garden with a patio, beds and borders and mature trees, garden sheds and all enjoying a sunny, south facing aspect.

Situated within easy reach of both the University of Nottingham and Nottingham Trent University, and just minutes from Queen's Medical Centre, it's ideal for academics, professionals or families alike. Public transport is plentiful, with both tram and bus stops nearby providing direct routes into the city centre and Nottingham train station in under 15 minutes. For green space lovers, the expansive grounds of Wollaton Park are quite literally on your doorstep the property is considered a fantastic opportunity for a growing family, where an internal viewing comes highly recommended to be fully appreciated.







Hill Side, Nottingham, NG7

Approximate Area = 1700 sq ft / 157.9 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1848 sq ft / 171.6 sq m

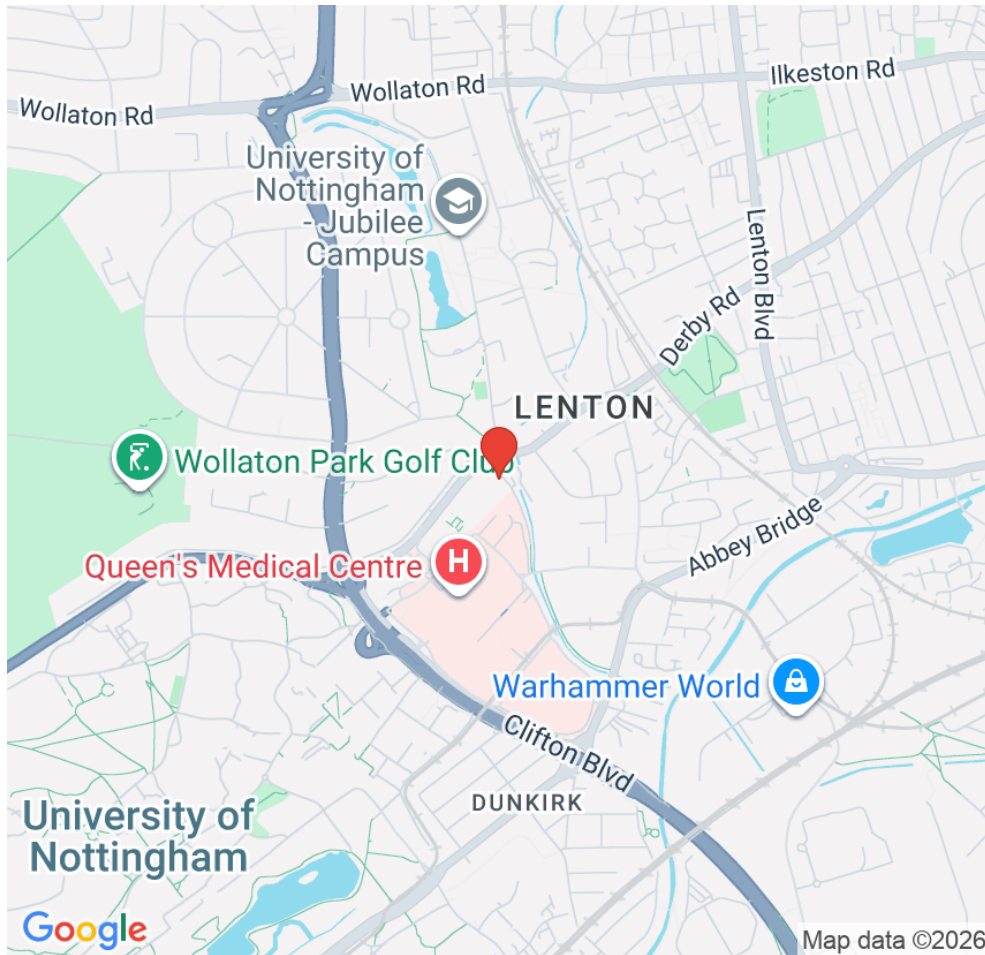
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2026. Produced for Pygott & Crone. REF: 1448514



Location



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Josh Campbell-Foreman
Mortgage & Protection Adviser

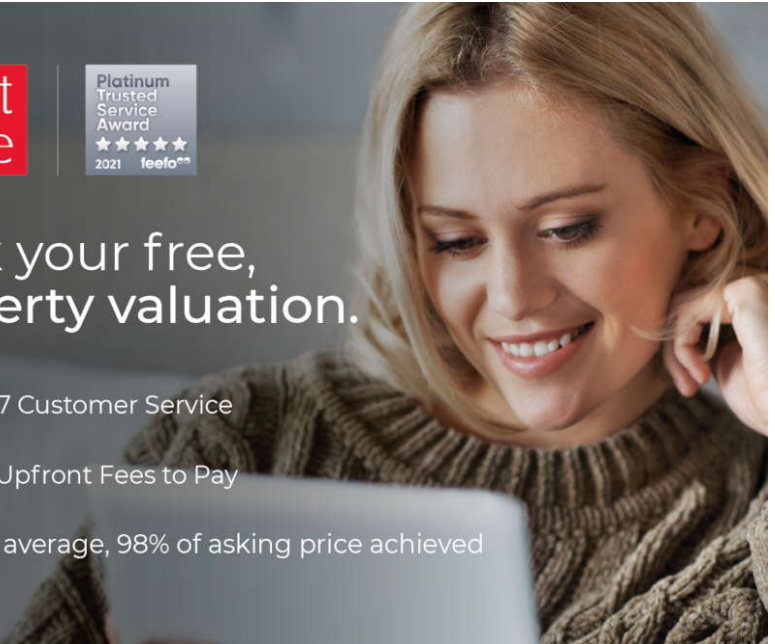
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Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.










Pygott & Crone

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8 Hill Side, Nottingham

is on the market with our Wollaton branch

158a Bramcote Lane, Wollaton NG8 2QP

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